

AFTER RECORDING. RETURN TO:
Mark E. Medcalf, Successor Trustee
RICHER, SWAN & OVERHOLT
311 South State Street, Suite 350
Salt Lake City, Utah 84111
Our File No. LCI 04

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31 OCTOBER 91 02:43 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
RICHER SWAN & OVERHOLT
REC BY: REBECCA GRAY , DEPUTY

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 25 day of October, 1991, by Mark E. Medcalf, Attorney at Law, as Substitute Trustee (hereinafter "Grantor") and pursuant to that hereinafter mentioned and described Trust Deed with Assignments (hereinafter "Trust Deed"), hereby grants and conveys to Uwe and Ullrich Michel OF 8922 Cobblecrest Lane, Sandy, Utah 84093, County of State of Salt Lake, and described as follows:

Beginning at the Southwest corner of northwest 1/4, Northwest 1/4, Section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 330 feet; thence East 792 feet; thence South 330 feet; thence West 792 feet to the point of BEGINNING

Know as 2825 West 16100 South, Riverton, Utah

Grantor makes this transfer and conveyance pursuant to the powers conferred by that Trust Deed dated March 29, 1984, and recorded on March 29, 1984, in the office of the Salt Lake County Recorder, as Entry No. 3922366, in Book 5542, at Page 2086, wherein Paul R. Rubey and Carol Ann Rubey, as Trustors, conveyed to Utah Title & Abstract, as Trustee, the above-described property for the benefit of aThe Citizens Bank, as Beneficiary. The above-described property was so conveyed pursuant to said Trust Deed to secure, among other obligations, the payment of that certain Promissory Note and interest therein, as described in said Trust Deed.

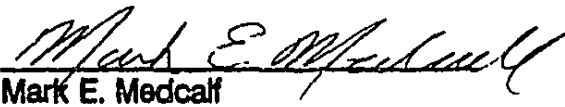
This grant and conveyance is made after the fulfillment of the conditions specified in said Trust Deed and pursuant to the following:

1. Breach and default under the terms of the Trust Deed as set forth in particular in the Notice of Default hereinafter referred to, which default continued to the time of the sale under said Trust Deed.
2. The Beneficiary caused a Substitution of Trustee to be executed on May 30, 1991, wherein they appointed the undersigned, Mark E. Medcalf, as Successor Trustee to The Citizens Bank, and caused such to be recorded on June 6, 1991, as Entry No. 5077887, in Book 6323, at Page 2456, of the Records of the Salt Lake County Recorder's Office.
3. Notice of the declaration of said default was duly given Paul R. Rubey and Carol Ann Rubey, and demand for sale pursuant to the terms of said Trust Deed was made, and thereafter was filed for record on June 20, 1991, in the office of the Salt Lake County

Recorder, a Notice of Default, as prescribed by applicable statute, as Entry No. 5085009, in Book 6328, at Pages 0961-0962, and required copies were sent, by certified mail, with postage prepaid to the Trustors, and other persons having requested a copy of the same prior to the filing for record of said Notice of Default in accordance with the provisions of the applicable statute within ten (10) days of such filing.

4. Three (3) months elapsed after the filing of said Notice of Default, at which time Mark E. Medcalf, the Successor Trustee, executed a Notice of Trustee's Sale stating that, by virtue of authority granted pursuant to said Trust Deed, Grantor would sell at public auction to the highest bidder, for cash in lawful money of the United States, the above-described property. Said Notice of Trustee's Sale fixed the time and place of sale as Tuesday, October 15, 1991, at 10:00 o'clock a.m., Salt Lake Courthouse located at 240 East Fourth South, Salt Lake City, Utah, (front steps of building), and Grantor caused copies of such notice to be posted for not less than twenty (20) days before the date of said sale in some conspicuous place on said property and in three (3) public places in the city or county in which the property or some portion thereof is situated. Grantor also caused a copy of said Notice of Trustee's Sale to be published once a week for three (3) consecutive weeks (the last such publication being at least ten (10) but not more than thirty (30) days before the date of sale) in the Intermountain Commercial Record, a newspaper of general circulation in the county wherein said real property is situated.
5. All applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given.
6. The Grantor, at the time and place of sale fixed in accordance with the foregoing, as Successor Trustee, then and there sold, at public auction, to Grantees, who were the highest bidder therefor, the property hereinabove described, for the sum of \$1,000.00 in full accordance with the laws of the State of Utah and within the terms of the Trust Deed.

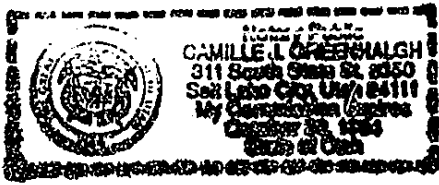
DATED this 15 day of October, 1991.


Mark E. Medcalf
Successor Trustee
311 South State Street, Suite 350

Salt Lake City, Utah 84111
(801) 539-8632

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 15th day of October, 1991, personally appeared before me Mark E. Medcalf, Successor Trustee, and acknowledged that he was duly authorized to and he executed the foregoing instrument as Successor Trustee as his own free will and understanding.



Camille Greenhalgh - Mark
NOTARY PUBLIC
Residing in Salt Lake County, Utah

My Commission Expires:
10/29/94